

# Wingetts

More than just estate agents



**10 Maelor View, Brymbo, Wrexham, LL11 5DN**

**Price £140,000**

A well presented and spacious 2 double bedroom traditional terrace house enjoying far reaching views from the front across Wrexham. Located in the village of Brymbo with its convenient amenities together with good road links to Wrexham and beyond. The accommodation has the benefit of gas fired central heating and mainly Upvc double glazed windows and briefly comprises a Upvc part glazed entrance door opening to the hall with staircase to 1st floor landing, lounge with attractive fireplace incorporating cast iron insert with decorative tiles, sitting/dining room with useful understairs store cupboard, fitted kitchen with some integrated appliances, utility area having work surface and plumbing for washing machine, cloaks/w.c. The 1st floor landing connects the 2 double bedrooms. The bathroom is accessed off bedroom 2 and includes a bath with shower over. To the outside, a path alongside a lawned and decorative gravel front garden leads to the entrance door and a private courtyard style garden to the rear. NO CHAIN. Energy Rating - D (65)

## LOCATION

Enjoying an elevated position with far reaching views, the village of Brymbo has a range of day-to-day shopping facilities and social amenities as well as public transport into Wrexham City Centre. There are good road links to the A483 by-pass linking Wrexham, Chester and Oswestry and also allowing for daily commuting to the major commercial and industrial centres of the region. There are pleasant country walks within close proximity.

## DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the football ground on your right. At the roundabout take the exit onto the A483 by pass, leaving at the 1st exit for Coedpoeth and Ruthin. Turn right onto the A525 and thereafter take the right turn into Heritage Way. Continue up the hill past Brymbo Sports and Social complex and proceed over the next two roundabouts and at the next bear to the left. At the junction with Gwalia Road turn left and at the junction turn right following the road into High Street. Continue past the Chemist whereby the property will then be seen on the left hand side.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With stairs off to first floor landing, mains wired smoke alarm and four panel doors off.

### LOUNGE 10'9" x 10'5" (3.3m x 3.2m)

Featuring an attractive ornamental fireplace with cast iron insert and decorative tiles, upvc double glazed window to front, radiator and coving to ceiling.

### SITTING ROOM/DINING ROOM 13'9" x 10'9" (4.2m x 3.3m)

Upvc double glazed window to rear, radiator, coving to ceiling, electric fire in surround and useful understairs storage cupboard.

### KITCHEN 8'10" x 6'10" (2.7m x 2.1m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below and stainless steel extractor hood above, concealed Ideal gas combination boiler, integrated fridge, part tiled walls and tiled flooring that continues into a utility area with work surface and plumbing for washing machine below and space for under counter freezer, radiator, upvc part glazed external door and part glazed door to:

### CLOAKS/W.C

Appointed with a low flush w.c, corner wash basin, single glazed upvc window and tiled flooring.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With mains wired smoke alarm and four panel doors off.

### BEDROOM ONE 13'9" x 10'9" (4.2m x 3.3m)

Upvc double glazed windows to front enjoying far reaching views, radiator and built-in storage cupboard with ceiling hatch to roof space.

### BEDROOM TWO 14'1" x 10'9" (4.3m x 3.3m)

Upvc double glazed window to rear, radiator and coving to ceiling.

### BATHROOM 6'10" x 5'10" (2.1m x 1.8m)

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with electric shower over and wipe clean wall panels, upvc double glazed window, radiator, splash screen, part tiled walls, extractor fan and two door storage cupboard.

## OUTSIDE

To the front of the property is a pathway leading to the entrance door alongside a part decorative gravelled front garden and lawned area with established trees. To the rear is a paved courtyard style garden area enjoying a good degree of privacy which is ideal for barbeques, cold water tap and rear access gate.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).



